

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-12-2015 – Iris Garden Subdivision

SYNOPSIS:

Applicant: Don Francis
Proposal: Final Plat Approval
Location: 3777 South 3200 West
Zoning: R-1-8

BACKGROUND:

Mr. Don Francis, is requesting final plat approval for the Iris Garden Subdivision. The subject property is located at 3780 South 3200 West. It is bordered on the north, east and south by existing residential development. The property has an existing dwelling on what will become lot 1 of the subdivision. It is anticipated that this dwelling will remain. The remainder of the property has been vacant for many years.

The developer is proposing a final plat for a new subdivision consisting of 4 lots. An existing single-family dwelling is located adjacent to 3200 West on what will be lot 1. Lot sizes range from 8,467 to 9,975 square feet. Although zoned R-1-8, the average lot size in the subdivision has been calculated at 9,216 square feet.

Access to the subdivision will be gained from 3780 South, 3140 West and 3200 West. Streets on all sides of the proposed subdivision already exist with standard improvements. The developer and/or builder will need to coordinate utility installation and new drive approaches with the City Engineering Division.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager